

JCHE

JEWISH COMMUNITY
HOUSING FOR THE ELDERLY

January 9, 2014

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Mr. Robert Muollo, Jr.
Housing Planner
Department of Planning & Development
City of Newton
1000 Commonwealth Avenue
Newton Centre, MA 02459

Dear Mr. Muollo,

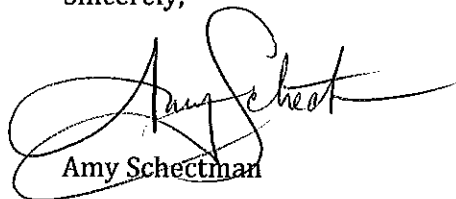
I am pleased to present the following proposal for Community Development Block Grant funding for Golda Meir House. Golda Meir House is JCHE's 199-unit affordable senior housing development at 160 Stanton Avenue. At Golda Meir, JCHE has provided a supportive environment for Newton residents to age independently since it opened in 1978. After 36 years, JCHE is preparing to do a comprehensive rehabilitation of the property, and CDBG funding from the city would be an instrumental asset in beginning this process. To that end, our application includes \$1,006,394 of essential work that will enable us to continue to serve Golda's, and the City's, residents well into the future.

Our proposed scope of work is divided into three categories that are well-aligned with the City of Newton's objectives for rehabilitation funds: Accessibility, Life Safety, and Energy Efficiency. New ceiling lighting in all of our apartments will greatly enhance their accessibility, enabling more frail or physically compromised residents to navigate their homes with ease. Bringing Golda's fire pump and alarm systems up to date will improve life safety and assist the city's fire department in case of emergency. A new boiler, upgraded air conditioning in the main lobby, and new windows will be energy efficiency improvements that will yield immediate results. Finally, CDBG support will help JCHE complete the environmental assessments necessary to prepare us for our full modernization program with HUD.

The work described in this proposal is important work that will greatly enhance our residents' quality of life and help us maintain our commitment to high-quality affordable housing in Newton. We look forward to partnering with you on this project.

Please do not hesitate to contact me at (617) 912-8401 or aschectman@jche.org with any questions.

Sincerely,



Amy Schectman

30 Wallingford Road
Brighton, MA
02135-4708
Tel 617-912-8400
Fax 617-912-8489
jche.org



Ulin House Leventhal House Genesis House Golda Meir House Coleman House Shillman House



Newton, Massachusetts
FUNDING REQUEST for AFFORDABLE HOUSING DEVELOPMENT
FY14 or FY15

☐
PRE-PROPOSAL
☒
PROPOSAL

This form is NOT self-explanatory. Please complete it in consultation with staff.

(For staff use)
 date rec'd:
Update
received
3/28/14

Setti D. Warren

Mayor

You may adjust the space for each question,
 but the combined answers to all questions on this page must fit on this page.

Project TITLE	Golda Meir House Rehabilitation															
Project LOCATION	Full street address (with zip code), or other precise location. 160 Stanton Avenue, Newton, MA 02446															
Project CONTACTS	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 35%;">Name & title of organization</th> <th style="width: 20%;">Email</th> <th style="width: 15%;">Phone</th> <th style="width: 30%;">Mailing address</th> </tr> </thead> <tbody> <tr> <td>Manager/ Developer Jessica Boatright Chief of Staff Jewish Community Housing for the Elderly (JCHE)</td> <td>jboatright@jche.org</td> <td>(617) 912-8406</td> <td>30 Wallingford Road Brighton, MA 02135</td> </tr> <tr> <td>Other Contacts Myra Marshall Executive Director, Golda Meir House, JCHE</td> <td>mmarshall@jche.org</td> <td>(617) 614-4228</td> <td>160 Stanton Avenue Newton, MA 02446</td> </tr> </tbody> </table>				Name & title of organization	Email	Phone	Mailing address	Manager/ Developer Jessica Boatright Chief of Staff Jewish Community Housing for the Elderly (JCHE)	jboatright@jche.org	(617) 912-8406	30 Wallingford Road Brighton, MA 02135	Other Contacts Myra Marshall Executive Director, Golda Meir House, JCHE	mmarshall@jche.org	(617) 614-4228	160 Stanton Avenue Newton, MA 02446
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Project FUNDING	Newton CDBG/HOME/CPA funds requested: \$1,011,681	Total other funds to be used: <i>No other funds used at this time, although this funding supports a HUD modernization project.</i>		Total project cost: \$1,011,681												
Project SUMMARY & NEEDS	Location (amenities within walking distance, access to transit); short summary of details on page 2 (rehabilitation or new construction; target population; type of housing; unit composition; special features); and brief citations (section & page) showing how project meets needs identified in Newton's <i>Comprehensive Plan, Consolidated Plan, or CPC Funding Guidelines</i> (if relevant).															

Golda Meir House is an attractive, well-managed, non-sectarian, senior independent living community offering 199 affordable apartments. It is located at 160 Stanton Avenue, off of Route 16/Washington Street in the Auburndale neighborhood of Newton MA. Golda is a short walk from the MBTA's Woodland Station (which our residents use frequently) and Newton Wellesley Hospital. The community's central location provides easy access to the Massachusetts Turnpike and I-95, as well as the commercial neighborhoods of Auburndale, Newton Lower Falls, and Waban. JCHE is well known for its extensive offerings of supportive services, which enable our residents to live independently in their apartments for as long as possible.

Our proposed scope of work falls in the City's priority for *Rehabilitation* work with its CDBG funds. Rehabilitation work at Golda Meir House enables the continued affordability of these important units in the City's affordable housing inventory. JCHE is committed to keeping these units permanently affordable, and our ability to do so is dependent on our ability to keep the units, and the building, in sound condition. The proposed work falls in three categories: Accessibility, Life Safety, and Energy Efficiency. The lighting installations in the apartments will **Remove architectural barriers** to help people with disabilities and improve accessibility. While JCHE is not in an emergency situation, the improvements to the fire system addresses the health and safety of residents (Life Safety) as described in the **Emergency work** priority for CDBG. Finally, JCHE's energy efficiency improvements, as described in the application, fall in the category to **Increase energy conservation and weatherization measures**.

You may adjust spaces, but the combined answers to all questions on this page must fit on this page.

SOURCES OF FUNDS *Check all that apply and identify if funds are committed or proposed.*

<input checked="" type="checkbox"/> CDBG funds	\$1,011,681	<input type="checkbox"/> Other (identify sources)
<input type="checkbox"/> HOME funds	\$	\$
<input type="checkbox"/> CPA funds	\$	\$
<input type="checkbox"/> Private bank loan	\$	\$
<input type="checkbox"/> Sales revenue	\$	\$

USES OF FUNDS *Check all that apply.*

<input type="checkbox"/> Acquisition	<input checked="" type="checkbox"/> Rehabilitation	<input type="checkbox"/> New construction	<input type="checkbox"/> Mortgage buydown
Categories below apply only to CPA funds -- please consult staff.			<input type="checkbox"/> Site preparation/ remediation
<input type="checkbox"/> Creation	<input type="checkbox"/> Preservation	<input type="checkbox"/> Support	

TARGET POPULATION & SPECIAL FEATURES *Check all that apply.*

<input type="checkbox"/> Individual/Family	<input checked="" type="checkbox"/> Elderly	<input type="checkbox"/> Homeless/At Risk of Homelessness
<input type="checkbox"/> Special needs/disabilities (identify population & provider of support services, if any):		
<input checked="" type="checkbox"/> Special features (historic preservation, sustainability, etc.): Supportive senior housing		

TYPE OF HOUSING *Check all that apply.*

<input type="checkbox"/> Homeownership	<input checked="" type="checkbox"/> Rental	<input type="checkbox"/> Combination or other (identify):
<input type="checkbox"/> Individual/single family		Senior Supportive Housing
<input type="checkbox"/> Group residence/congregate		
<input type="checkbox"/> Condominium	<input type="checkbox"/> Cooperative	

UNIT COMPOSITION *List the development's number of units in each category.*

	Total	≤ 30% AMI	≤ 50% AMI	≤ 80% AMI	80-100% AMI	Market-rate
SRO						
Studio						
1 BR	194	173				21*, **
2 BR	5	2				3*, **
3 BR						
4 BR/+						

*Number includes one "security"/site representative unit

**Market-rate based on Golda I's HUD contract, which does not set income restrictions but allows HUD to set the rent annually, usually significantly below current market-rates

OUTREACH *Summarize efforts to date to communicate with abutters, neighborhood residents & ward aldermen.*

JCHE has shared this initiative with our current residents through the tenants association and one-on-one contact. We have also met with the neighbors and our ward aldermen and shared our plans to renovate the community. Golda Meir House has been a good neighbor throughout its 34 years on Stanton Avenue, intends to build on this history for any rehabilitation work done at Golda. We do not feel that any of the work proposed in this plan will cause significant hardship to our neighbors, especially since much of it is interior work, but we have every intention to communicate the work and any potential impacts through group meetings and/or door-to-door communications once funding is secured.

Required for	Check if included	HOUSING PROPOSAL ATTACHMENTS CHECKLIST	
		Review full instructions on following pages thoroughly with staff prior to submission. Pre-proposals need only those attachments highlighted in red.	
all	X	LETTERS or PETITIONS of SUPPORT, if available	
all	X	PHOTOS	of site conditions & surroundings (2-3 photos may be enough for pre-proposal)
	X	MAP	of site in relation to nearest major roads, schools, shopping, transit, etc.
	X	TIMELINE	including financing, permitting, construction & occupancy
		SITE CONTROL & PROJECT FINANCES	
all	X	Legally binding option, purchase & sale agreement or deed	
	X	Developer commitment to pursue permanent affordability	
	X	Appraisal by an independent, certified real estate appraiser	
	X	Development pro forma (pre-proposals need only a short draft)	
	X	Scope of construction work, supported by professional cost estimates	
	X	Non-Newton funding: sources, commitment letters or application/decision schedules	
	X	Market analysis: including prevailing/trending rents or prices & target population	
as needed	X	Home inspection report by a licensed professional, for rehabilitation projects	
	N/A	Budget for temporary or permanent relocation, if there are existing tenants	
	X	Capital needs assessment for multifamily rehabilitation of ≥ 26 units using HOME funds	
rental	X	10-year operating budget (pre-proposals need only a short draft)	
	X	Rental subsidy, if any: sources, commitment letters or application/decision schedules	
ownership	N/A	Cost of ownership analysis: including proposed sales prices, owners’ estimated total housing costs, % interest of affordable units & proposed condominium association budget	
		DEVELOPER CAPACITY & QUALIFICATIONS	
all	X	Organization mission & current housing portfolio, including how this project fits both	
	X	Previous similar projects completed, with photographs	
	X	Resumes for development team, including affiliations with City boards or commissions	
	X	Most recent audited annual financial statement of parent company or organization	
	X	Fair housing training completed	
	X	Any past fair housing complaints & their resolution	
nonprofits	X	most recent annual operating budget	
	X	Board of directors: including skills, experience, tenure & affiliations	
		SITE REVIEW, ZONING & PERMITTING	
all	X	Brief property history, covering at least the previous 30 years of ownership & use	
	X	Environmental mitigation plan, including lead paint, asbestos, underground tanks	
	X	Confirmation of review by Development Review Team (DRT) and zoning relief / permits required (such as parking, building, demolition, comprehensive or special permit)	
	X	Other approvals required: Newton Conservation or Historical Commission, Commission on Disability, Mass. Historical Commission, Mass. Architectural Access Board, etc.	
		DESIGN & CONSTRUCTION	
all	X	Site & floor plans, elevations	
	X	Materials & finishes; highlight “green” or sustainable features or proposed certification	
as needed	X	Detailed site & floor plans, elevations for major rehabilitation and all new construction	
		RELOCATION, FAIR HOUSING & ACCESSIBILITY	
all	N/A	Plans/notices for relocation(if applicable), affirmative marketing & resident selection	
	X	Reasonable accommodation/reasonable modification policy	
	X	Architectural access worksheet: applicable requirements & proposed features	

Officers
Chair
Merle Grandberg

President & CEO
Amy Schechtman

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Brighton, MA
02135-4708

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jche.org

Attachments
Table of Contents
Request for CDBG Funds
Jewish Community Housing for the Elderly IV, Inc.
Golda Meir House
January 16, 2014

1. Letters of Petitions of Support
2. Photos of Site Conditions and Surroundings
3. Map of Site in Relation to Nearest Roads, Schools, Shopping and Transit
4. Timeline Including Financing, Permitting, Construction and Occupancy
5. SITE CONTROL AND FINANCES
 - a. Deed
 - b. Developer Commitment to Pursue Permanent Affordability (
 - c. Appraisal by Independent Certified Real Estate Appraiser (copy of Assessors sheet per R. Muollo)
 - d. Development Proforma
 - e. Scope of Construction Work Supported by Professional Estimates
 - f. Non-Newton Funding Sources
 - g. Market Analysis – N/A
 - h. Home Inspections – REAC Report
 - i. Budget for Temporary Relocation N/A
 - j. Capital Needs Assessment
 - k. Ten Year Operating Budget
 - l. Rental Subsidy – Copy of HAP Contract
6. DEVELOPER CAPACITY AND QUALIFICATIONS
 - a. Organizations Mission and Current Housing Portfolio
 - b. Previous Similar Projects Completed with Photographs
 - c. Resumes for Development Team
 - d. December 31, 2012 Audit
 - e. Fair Housing Training Completed
 - f. Any Past Fair Housing Complaints and Their Resolution N/A
 - g. 2013 operating Budget
 - h. Board of Directors Resumes
7. SITE REVIEW AND PERMITTING
 - a. Brief Property History
 - b. Environmental Mitigation Plan
 - c. Zoning Relief/Permits Required
 - d. Other Approvals Required

8. DESIGN AND CONSTRUCTION

- a. Site and Floor Plans and Elevations
- b. Materials and Finishes: Green Sustainable Features

9. RELOCATION, FAIR HOUSING AND ACCESSIBILITY

- a. Plans for Relocation N/A
- b. Reasonable Accommodation/Modification Policy
- c. Architectural Access